
City Council
Steve Reid, Mayor

Place 1 Dan Perkins

Place 2 James Evans

Place 3 Jeff Dailey

Place 4 Velma Del Bosque-Hobdy

Place 5 Renee' Francey

Place 6 Sandra Linson-Bell

Work Session**1. Call to Order**

Mayor Reid called the work session to order at 5:05 p.m. Present were Councilmembers Perkins, Evans, Dailey, Del Bosque-Hobdy, Francey, and Linson-Bell. Also present were City Manager Massoud Ebrahim, City Attorney Daniel Ray, and City Secretary Debra Newell. Councilmember Del Bosque-Hobdy excused herself at 5:24 p.m.

2. Items to be Discussed**A. 2013/2014 Budget (*Massoud Ebrahim, City Manager*)**

Greg Sims, President of the Greenville Board of Development, presented items 9 A & B at this time. He outlined GBOD's proposed budget and Work Plan. Councilmember Francey noted she is proud of the work Greg Sims has done.

City Manager, Massoud Ebrahim, reiterated that the City has various financial challenges and the proposed budget takes that into account.

3. Items on the Regular Agenda of September 24, 2013**4. EXECUTIVE SESSION AS NEEDED FOR AGENDA ITEMS OR EXECUTIVE SESSION ITEMS AS LISTED ON THE REGULAR AGENDA - SECTIONS 551.071, 551.087, 551.072, 551.074, OR 551.073****5. Adjourn**

There being nothing further, the worksession was adjourned at 5:27 p.m.

Regular Session**1. Call to Order**

Mayor Reid called the regular meeting to order at 6:00 p.m. Present were Councilmembers Perkins, Evans, Dailey, Francey, and Linson-Bell. Also present were City Manager Massoud Ebrahim, City Attorney Daniel Ray, and City Secretary Debra Newell. Councilmember Del Bosque-Hobdy returned at 6:20 p.m.

2. Invocation

Chuck Francey gave the invocation.

3. Pledge of Allegiance**4. Citizens to be Heard**

Steve Ramsey, 2505 Rolling Hills Dr., requested that the City Council hold a Public Hearing regarding the proposed lease with L-3; have the FAA review the Surplus Property Act and role with regards to airport and to consider the effort, time and money spent by L-3 for a lease that is only favorable to them.

Jennifer Caves, 5581 Church, Merit, Texas, questioned the operations at the Animal Shelter. She would like to see more promotion of adoption opportunities that could generate more revenue for the City and taxpayers.

Ben Collins, 3911 Stonewall, commented on the Surplus Property Act and the encumbrance to the airport.

5. Presentations**A. Presentation of Major's Field Airport Appraisal (*Win Perkins*)**

Win Perkins outlined the methodology and background used in preparing this appraisal. He was instructed to only value the land lease and none of the improvements on the property. Many comparable airports were reviewed it has been determined that a rental rate of \$.10/square foot is the going market rate. Considering the square footage to be leased, an annual amount of rent equates to \$3,055,878.

B. Presentation of Proposed Terms L-3 Lease Agreement and Operations and Maintenance Agreement for Majors Field (*Daniel Ray, City Attorney*)

City Attorney Daniel Ray, reviewed the history and original transfer of the airport property to the City of Greenville. The current 40 year lease will expire in 2017. He clarified that any revenue generated at the airport, must stay in the Airport Fund, due to the limitations imposed by the Federal Property Surplus Act and he clarified that no agreements preclude L3 from leaving the airport if they so choose. The proposed agreement defines: land area, length of terms, rent and an ancillary agreement for Operations and Maintenance of Airport. Commencement of this new lease will begin upon approval and run for an initial period through September 30, 2016. the Primary Term will begin on October 1, 2016 is for 15 years. A renewal term will be fro three, five year options. In addition to the lease, there will also be an Ancillary Operations and Maintenance Agreement for the items that L-3 will maintain, operate or repair at the Airport. Revenue to the Airport Fund will be the difference between the rent and the Operations and Maintenance

expenses, currently projected to be \$572,499 for the initial term. An Alternative Permitting Process will also be put in place to facilitate the review and approval of L-3 Building projects. L-3 will pay \$500,000 to the General Fund instead of paying a permit fee for each new project. The proposed lease also outlines "Dispute Resolution Procedures".

6. Consent Calendar

- A. City Council Meeting Minutes – September 10, 2013
- B. Ordinance enacting an Interlocal Cooperation Agreement for governmental services relating to a School Resource Officer Program between the City of Greenville and the Greenville Independent School District (*Daniel J. Busken, Police Chief*)

Ordinance 13-071: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, AUTHORIZING AN INTERLOCAL COOPERATION AGREEMENT FOR GOVERNMENTAL SERVICES RELATING TO A SCHOOL RESOURCE OFFICER PROGRAM BETWEEN THE CITY OF GREENVILLE AND THE GREENVILLE INDEPENDENT SCHOOL DISTRICT; AND SETTING AN EFFECTIVE DATE.

Councilmember Francey moved, Councilmember Dailey seconded for the adoption of the Consent calendar. Motion carried by unanimous vote of the City Council.

7. Public Hearings

8. Ordinances

- A. Consideration and action on an ordinance approving the Annual Budget of the City for the fiscal year thereof commencing on the 1st day of October, 2013, and ending on the 30th day of September, 2014 (*Cliff Copeland, Finance Director*)

Councilmember Perkins stated he believes that this budget has cut too many positions, that is should include a Step Pay Plan for firefighters and a new fire truck. He noted that by waiting until April 2014 to implement the Step Plan, it would be revenue neutral. He offered alternatives to fund positions by using funds from reserves or lowering the amount for the Street Improvement Program. He is disappointed in the number of positions left unfilled and knows City services will suffer. He does not think it is wise to have the City Manager also try to do the position of Public Works Director.

Councilmember Francey moved, Councilmember Evans seconded for the enactment of Ordinance 13-072: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE ANNUAL BUDGET OF THE CITY FOR THE FISCAL YEAR THEREOF COMMENCING ON THE 1ST DAY OF OCTOBER, 2013, AND ENDING ON THE 30TH DAY OF SEPTEMBER, 2014; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by majority (5-2) vote of the City Council, with Councilmembers Perkins and Del Bosque-Hobdy voting "no".

- B. Consideration and action authorizing the ratification of the fiscal year 2013-2014 budget that does not raise more property taxes than the fiscal year 2012-2013 budget (*Cliff Copeland, Finance Director*)

This ratification is part of the Truth and Taxation process. It accomplishes the Council approving the tax rate and the Council approving the revenues and expenditures that are in the budget. Councilmember Evans moved for ratification, Councilmember Bell seconded. Motion carried by

majority (5-1) consent of the City Council, with Councilmember Perkins voting “no” and Councilmember Del Bosque-Hobdy declining to cast a vote.

- C. Consideration and action authorizing the enactment of an ordinance adopting a 2014 Tax Rate for Fiscal Year 2013-14 that will not exceed the lower of the rollback tax rate or the effective tax rate and record the vote (*Cliff Copeland, Finance Director*)

The rate will remain the same at .6990 which is 4.2 cents below the Effective Tax Rate. Mayor Reid noted how proud he was of the City Manager and his staff for crafting this budget.

Councilmember moved, Councilmember seconded for the enactment of Ordinance 13-073: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, ADOPTING A 2014 TAX RATE FOR FISCAL YEAR 2013-2014 THAT WILL NOT EXCEED THE LOWER OF THE ROLLBACK TAX RATE OR THE EFFECTIVE TAX RATE AND RECORD THE VOTE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

9. Resolutions

- A. Consideration and action on a resolution approving the 2014 Annual Work Plan for the Greenville Board of Development and the 4A Economic Development Corporation (*Greg Sims, President/CEO GBOD*)

Councilmember Del Bosque-Hobdy moved, Councilmember Dailey seconded for the adoption of Resolution 13-46: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE 2013-2014 ANNUAL WORK PLAN FOR THE GREENVILLE BOARD OF DEVELOPMENT AND THE 4A ECONOMIC DEVELOPMENT CORPORATION; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

- B. Consideration and action on a resolution approving the Fiscal Year 2013-14 Budget for the Greenville Board of Development and the Greenville 4A-Economic Development Corporation (*Greg Sims, President/CEO GBOD*)

Councilmember Del Bosque-Hobdy moved, Councilmember Francey seconded for the adoption of Resolution 13-47: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS, APPROVING THE FISCAL YEAR 2013-2014 BUDGET FOR THE GREENVILLE BOARD OF DEVELOPMENT AND THE GREENVILLE 4A ECONOMIC DEVELOPMENT CORPORATION; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.** Motion carried by unanimous vote of the City Council.

10. Board and Commission Minutes/City Staff or City Council Reports

Main Street Advisory Board Minutes May 9, 2013

Airport Advisory Board Minutes July 17, 2013

August Financials- City Manager Ebrahim informed the Council that a new page has been added to the end of the monthly financials, listing the City's total debt.

11. Executive Session

The Council went into Executive Session at 7:57 p.m. under sections: Section 551.071 (1) and (2), L-3 Lease Terms; Limones / Car Wash Suit and Settlement Discussion and Section 551.072: L-3/ Airport Lease and Ancillary Operations and Maintenance Agreement, Win Perkins Appraisal.

12. Take action on any item discussed in Executive Session

Upon reconvening in Open Session at 9:45 p.m., Councilmember Perkins moved for Staff, with regards to the Car Wash Lawsuit, to "Continue settlement discussion for global resolution within parameters discussed.", Councilmember Del Bosque-Hobby seconded. Motion carried by unanimous vote of the City Council.

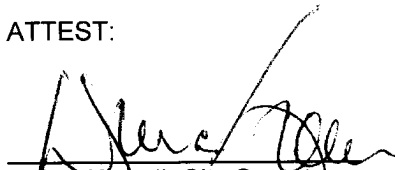
13. Adjourn

Being no further business, the City Council adjourned at 9:47 p.m. by unanimous consent.



Steve Reid, Mayor

ATTEST:



Debra Newell, City Secretary